



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:05:57
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Assessment Data				Primary Image						
Account	660103628									
Parcel ID	000000-00-0-10430-007-0022									
Cadastral ID	05-21-16-03931									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	330028									
REED, ROBERT G III & CHELSEA LYNNE										
18805 TIMBERLAKE DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	00419 N KATES AVE									
Subdivision	STATE PREPARATORY									
Lot/Block	0022 / 0006	Parcel Size	2.64 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1183 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32307807 -95.62973902				Building Permits						
LOTS 9,10 & N 16' LOT 11 BLOCK 6 STATE PREPARATORY				Number	Description	Opened	Closed	Amount		
				R20	R21-SPLIT	05/2020	01/2021			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	REED, ROBERT G JR &	09/30/2019	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020		Land Value	41,840	41,840	11%	4,602	Assessed	24,943	2,305.48
Year Frozen			Improvements	184,917	184,917		20,341	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	226,757	226,757		24,943	Total Taxable	24,943	2,305.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103628	REED, ROBERT G III &			17	222,267	0	24,449	2,260.00	
2024	2024-660103628	REED, ROBERT G III &			17	228,838	0	25,172	2,326.00	
2023	2023-660103628	REED, ROBERT G III &			17	222,726	0	24,500	2,244.00	
2022	2022-660103628	REED, ROBERT G III &			17	212,264	0	23,349	2,161.00	
2021	2021-660103628	REED, ROBERT G III &			17	210,449	0	23,149	2,044.00	
2020	2020-660103628	REED, ROBERT G III &			17	13,384	0	1,472	135.00	



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1921	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,368.00 x 5.00 = 41,840	
Factor Value		
Adjustments	1.0000	
Lot Value	41,840	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,048
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	458 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	223,972	109.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	100.07	Total Misc Impr	+	6,300	
Roofing Adj	+ 3.44	Garage Cost	+	14,542	
Subfloor Adj	+ 0.00	Total RCN	=	267,995	
Heat/Cool Adj	+ 10.74	Depreciation (31%)	-	83,078	
Plumbing Adj	+ 6.43	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	184,917	
Adj Base Cost	= 120.68	Lot Value	+	41,840	
Total Area	x 2,048	Indicated Value	=	226,757	
Adjusted Cost	= 247,153	Value Per SqFt		110.72	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,917		
Lot Value	41,840		
Indicated Value	226,757	110.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,757	110.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148642	14x5		70	24.21		1,695
PRCH	SLAB PORCH - COVERED	148643	14x5		70	24.21		1,695
PRCH	SLAB PORCH - COVERED	148644	12x5		60	24.25		1,455
PRCH	SLAB PORCH - COVERED	148645	12x5		60	24.25		1,455

